

Minutes
Town of Lake Park, Florida
Town Commission Meeting
March 17, 2004 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Town Commission met for the purpose of a Regular Town Commission Meeting on Wednesday, March 17, 2004 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor G. Chuck Balias, Commissioners Longtin, Otterson and Garretson, Town Manager Doug Drymon, Town Attorney Thomas Baird and Town Clerk Carol Simpkins.

Mayor Castro called the meeting to order at 7:30 p.m.
Commissioner Otterson led the Invocation.
Vice Mayor Balias led the Pledge of Allegiance.
Deputy Town Clerk Stephanie Thomas performed the Roll Call.

ADDITIONS/DELETIONS

None.

MOTION: **A motion was made by Vice Mayor Balias to approve the March 17, 2004 Agenda; Commissioner Garretson made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balias	X		
Mayor Castro	X		

Motion passed 5-0.

PRESENTATIONS:

NONE.

Development Regions Grant applications.

Bambi McKibbon-Turner, Executive Assistant to the Town Manager presented four (4) completed Development Regions Grant applications to the Town Commission. Ms. Turner provided a brief update on each application. She indicated that Oakes Pee-Wee Academy was eliminated at the March 3, 2004 Regular Commission Meeting would like to be reconsidered for the grant in that the representative from the company was unable to attend that particular meeting. Ms. Turner informed the Commission of staff's recommendation for approval of all four applications.

Jamie Gentile, Calvin, Giordano & Associates informed the Commission in regards to Dockside Seafood that the applicant is planning to expand parking at the site which will require a variance due to the applicant's proposal of nine (9) foot spaces. The site will provide a total of thirty-one (31) spaces. Mr. Gentile indicated that the approval of the site plan is contingent upon the Board of Adjustment.

Elaine Oakes, Oakes Pee-Wee Academy addressed the Commission providing her background and expertise in the field of children and family services. The Town Commission welcomed her concept although indicated that they had concerns about the children in that this will be Ms. Oakes first child care facility.

Members of the Commission expressed concerns that the Development Regions Grants Applications have escalated. They feel that the majority of funds should be used to fund Town projects and a smaller portion should be used to support small businesses within the Town. Ms. Turner explained to the Town Commission that the maximum amount for each grant award is fifty thousand dollars (\$50,000.00) of County funds, although the Town is only required to match fifty percent of the aforementioned amount.

Dockside Seafood:

Total project cost	\$722,738.00
Applicant share	\$647,738.00
County Funding	\$50,000.00
Town matching share	\$25,000.00
Total jobs created	7.35

MOTION: A motion was made by Commissioner Garretson to award grant monies to Dockside Seafood in the amount of \$25,000.00; Vice Mayor Balius made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		

Vice Mayor Balius	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro	X		

Motion passed 5-0.

PDR Chirale:

Total project cost	\$195,000.00
Applicant share	\$120,000.00
County Funding	\$50,000.00
Town matching share	\$25,000.00
Total jobs created	5

MOTION: A motion was made by Vice Mayor to award grant monies in the amount of \$25,000.00 to PDR Chirale under the condition that the Community Redevelopment Agency approves the award; Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro		X	

Motion passed 4-1.

Paaris Gourmet	
Total project cost	\$52,639.84
Applicant share	\$28,951.91
County Funding	\$15,791.95
Town matching share	\$7,895.98
Total jobs created	2.5

MOTION: A motion was made by Vice Mayor to award grant monies in the amount of \$15,791.95 to Paaris Gourmet; Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balias	X		
Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro		X	

Motion passed 4-1.

Pee-Wee Oakes Academy

Total project cost	\$57,830.83
Applicant share	\$31,806.95
County Funding	\$17,349.25
Town matching share	\$8,674.83
Total jobs created	4

MOTION: A motion was made by Commissioner Garretson to award grant monies in the amount of \$8,674.25 to Pee-Wee Oakes Academy; Commissioner Otterson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin		X	
Commissioner Otterson	X		
Mayor Castro		X	

Motion passed 3-2.

PUBLIC COMMENT:

The following person(s) addressed the Commission:

Bert Bostrom, 1451 Flagler Boulevard indicated that Pro-Excel Britannia will hold a free Soccer Clinic for everyone on April 18th 2004. Ms. Bostrom stated that if the clinic is successful the organization will sponsor a week long clinic in the last week in June 2004.

Cristina Catusus, 102 6th Street inquired in regards to a letter that was submitted to the Office of the Town Manager. The Town Commission advised her to set up a meeting with the Town Manager to receive a response.

George Hill, 214 Cypress Drive, Chairman of the Lake Park Community Watch publicly noted that the Lake Park Community Crime Watch Program will hold presentations at the Fire Department that will be hosted by David McBride. The presentations will provide information on DNA test, fingerprinting, fire and safety and five (5) other topics that are being coordinated by the organization.

CONSENT AGENDA

Commission Meeting Minutes of March 3, 2004.

MOTION: A motion was made by Vice Mayor Balias to approve the March 3, 2004 Commission Meeting Minutes. Commissioner Longtin made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice-Mayor Balias	X		
Commissioner Longtin	X		
Commissioner Garretson	X		
Commissioner Otterson	X		
Mayor Castro	X		

Motion passed 5-0.

**PUBLIC HEARING/S:
ORDINANCES ON SECOND READING/ADOPTION:**

ORDINANCE NO. 08-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, CHAPTER 2, ARTICLE VI, DIVISION 5, PERTAINING TO TOWN ADMINISTRATION OF EMPLOYEES AND PERSONNEL RULES AND REGULATIONS, AMENDING SECTION 2-151 ENTITLED "ADOPTION;" TO AMEND SECTION 1 PERTAINING TO THE CLASSIFICATION PLAN FOR CLASSIFIED SERVICE POSITIONS FOR TOWN EMPLOYEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Hearing opened.

No speakers.

Public Hearing closed.

MOTION: A motion was made by Commissioner Otterson to adopt Ordinance No. 08 004. Vice Mayor Balus made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Otterson	X		
Vice Mayor Balus	X		
Commissioner Longtin	X		
Commissioner Garretson	X		
Mayor Castro		X	

Motion passed 4-1.

Mayor Castro believes an employee should possess the necessary training as well as life experience credentials.

ORDINANCES ON FIRST READING**ORDINANCE NO. 09-2004**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, CHAPTER 7, ARTICLE VIII, "HOUSING CODE", DIVISION 3, SECTION 7-97 ENTITLED "DEFINITIONS" TO PROVIDE ADDITIONAL DEFINITIONS; AMENDING SECTION 7-98 ENTITLED "GENERALLY" TO RENAME AS "PURPOSE AND AUTHORITY" AND ADD ADDITIONAL PROVISIONS PERTAINING TO HOUSING GENERALLY; AMENDING ARTICLE VIII, DIVISION 4, SECTION 7-100 ENTITLED "MINIMUM REQUIREMENTS FOR LIGHT AND VENTILATION" TO REVISE AND UPDATE LIGHT AND VENTILATION REQUIREMENTS; AMENDING SECTION 7-103 ENTITLED "MINIMUM DWELLING SPACE REQUIREMENTS" TO RENAME AS "OCCUPANCY LIMITATIONS" AND TO REVISE AND UPDATE OCCUPANCY LIMITATIONS; AMENDING SECTION 7-105 ENTITLED "ROOMING HOUSES" TO ADD ADDITIONAL REQUIREMENTS FOR ROOMING HOUSES; AMENDING SECTION 7-106 ENTITLED "DESIGNATION OF UNFIT DWELLINGS AND LEGAL PROCEDURE FOR CONDEMNATION" TO RENAME AS "UNSAFE DWELLINGS AND STRUCTURES" AND TO REPEAL EXISTING PROVISIONS AND ADOPT BY REFERENCE THE CONDEMNATION AND ABATEMENT PROCEDURES FOR UNSAFE DWELLINGS AS SET FORTH IN THE FLORIDA BUILDING CODE AND THE STANDARD UNSAFE BUILDING ABATEMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager Drymon explained to the Commission that the purpose of Ordinance No. 9-2004 was to attempt to address the Commissions' issue of several individuals living in small cramped quarters. Mayor Castro added that the Ordinance will also discourage unlicensed businesses from operating in the Town.

MOTION: **A motion was made by Vice Mayor Balius to approve
Ordinance No. 09 2004; Commissioner Otterson made the second.**

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Otterson	X		
Commissioner Longtin	X		

Commissioner Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

QUASI-JUDICIAL PUBLIC HEARING(S): RESOLUTIONS

Deputy Town Clerk Stephanie Thomas swore in the witnesses.

The following Commissioners had no exparte communications to be declared since the March 3, 2004 Commission Meeting:

Commissioner Otterson
Commissioner Garretson

The following Commissioners declared exparte communications since the March 3, 2004 Commission Meeting.

Vice Mayor Balius	Spoke with Mr. Ahrens regarding the One Park Place Project.
Mayor Castro	Spoke with a resident in regards to drainage concerns.
Commissioner Longtin	Spoke with residents regarding the project and Parcel F.

RESOLUTION 11-03-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A SITE PLAN FOR A MIXED-USE DEVELOPMENT OWNED BY ONE PARK AVE, LLC KNOWN AS ONE PARK PLACE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PARK AVENUE AND 9TH STREET, WITHIN THE PARK AVENUE DOWNTOWN ZONING DISTRICT (PADD); PROVIDING CONDITIONS OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

Richard Ahrens, Managing Partner of Ahrens Companies, LLC, provided a brief detailed presentation of the revised site plan. (See Exhibit A) Mr. Ahrens indicated that the project has met preliminary concurrences and will seek reimbursement of fifty percent (50%) or tax relief until the cost plus six percent (6%) interest has been paid on the construction cost of the waterline expansion.

Burt Gibson, Counsel representing Ahrens Companies LLC, stated that his client has attempted to collectively compromise to make changes in the plan. Mr. Gibson indicated that the project is now in compliance with the Towns requirements; however he requested a density wavier on behalf of Ahrens Companies, LLC.

Jamie Gentile of Calvin, Giordano & Associates, referenced to staff recommendations and concerns of the Community Development department's staff report. (See exhibit B)

Terrell Arline, Expert Witness, 3205 Brentwood Way, Tallahassee, Florida (See exhibit C) testified based on his professional opinion that the project is not consistent with the land development code. He stated that the project doesn't ensure the integrity of the Single Family homes and as a result the residents will not have a sense of place. He feels that the code should equally be enforced to everyone. Mr. Arline concluded by stating that he does not believe the water pressure is sufficient for a building of that size.

Public Hearing Opened.

The following person(s) addressed the Commission.

Opposed Residents/Business Owners

Joe Glisson, 850 Greenbriar
Joanna Arline, 808 Greenbriar
Diane Munroe, Hawthorne

Residents/Business Owners in favor

Russ Beverstein, 524 Evergreen
Brian Marozzi, 400 Greenbriar
Jane Robinson, 235 East Jasmine
Michael Kubek, 214 2nd
Linda Klimeika, 428 Greenbriar

Public Hearing closed.

MOTION: A motion was made by Vice Mayor Balius to approve Resolution 11-03-04. Commissioner Otterson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Otterson	X		
Commissioner Longtin		X	
Vice-Mayor Balius	X		
Mayor Castro		X	

Motion passed 3-2.

Mayor Castro indicated that the applicant has made great stride, however he still does not feel comfortable with the high density issue that the applicant has requested.

Commissioner Longtin believes that the property values are not contingent upon the One Park Place project. She feels the property values will rise regardless. In response to a question posed by Commissioner Longtin, Mayor Castro indicated that the Town will have

to budget for whatever amount the Town agreed to at the time the contract was signed and executed per Town Attorney Baird.

RESOLUTIONS

RESOLUTION NO. 16-03-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPOINTING INDIVIDUALS TO SERVE AS CLERKS, ADVISORS AND INSPECTORS FOR THE MARCH 23, 2004 RUNOFF ELECTION FOR THE PURPOSE OF ELECTING TWO (2) TOWN COMMISSIONERS FOR THE TOWN OF LAKE PARK AND PROVIDING AN EFFECTIVE DATE

MOTION: A motion was made by Vice Mayor Balius to approve Resolution No. 16-03-04. Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson			Away at time of vote
Mayor Castro	X		

Motion passed 4-0.

RESOLUTION NO. 17-03-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REVISING THE CLASSIFICATION PLAN POSITION DESCRIPTION FOR THE POSITION OF PUBLIC WORKS DIRECTOR, CLASS CODE 170, TO INCLUDE "OR ANY EQUIVALENT COMBINATION OF TRAINING AND EXPERIENCE" UNDER THE HEADING "REQUIREMENTS", PART A, "TRAINING AND EXPERIENCE"; PROVIDING FOR THE PUBLICATION OF AN UPDATED "CLASSIFICATION PLAN MANUAL"; PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A motion was made by Vice Mayor Balius to approve Resolution No. 17-03-04. Commissioner Otterson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balias		X	
Commissioner Otterson		X	
Commissioner Longtin	X		
Commissioner Garretson	X		
Mayor Castro		X	

Motion failed 2/3.

MOTION: A motion was made by Commissioner Longtin to reconsider Resolution 17-03-04. Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Longtin	X		
Commissioner Garretson	X		
Commissioner Otterson	X		
Vice-Mayor Balias	X		
Mayor Castro		X	

Motion passed 4/1.

MOTION: A motion was made by Commissioner Garretson to approve Resolution 17-03-04. Vice Mayor Balias made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other

Commissioner Garretson	X		
Vice Mayor Balius	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Mayor Castro		X	

Motion passed 4/1.

RESOLUTION NO. 18-03-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REVISING THE CLASSIFICATION PLAN POSITION DESCRIPTION FOR THE POSITION OF OPERATIONS MANAGER TO INCLUDE "OR EQUIVALENT COMBINATION OF TRAINING AND EXPERIENCE" UNDER THE HEADING "REQUIREMENTS", PART A. "TRAINING AND EXPERIENCE"; PROVIDING FOR THE PUBLICATION OF AN UPDATED "CLASSIFICATION PLAN MANUAL"; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A motion was made by Vice Mayor Balius to approve Resolution No. 18-03-04. Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro		X	

Motion passed 4/1.

RESOLUTION NO. 19-03-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ESTABLISHING REASONABLE UNIFORM RATES FOR THE REIMBURSEMENT OF PER DIEM, MILEAGE, AND SUBSISTENCE ALLOWANCES FOR TOWN EMPLOYEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Administrative Services Director Annette Kersey clarified Resolution No. 19-03-04. Ms. Kersey indicated that the purpose of the Resolution is to bring more control into the travel policy.

MOTION: A motion was made by Commissioner Garretson to approve Resolution No. 19-03-04. Commissioner Otterson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balias	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 20-03-04**ATTACHMENT E-6****RESOLUTION FOR ASSISTANCE****UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM**

MOTION: A motion was made by Vice Mayor Balias to approve Resolution No. 20-03-04. Commissioner Otterson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balias	X		

Commissioner Otterson	X		
Commissioner Longtin	X		
Commissioner Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

DISCUSSION AND POSSIBLE ACTION:

MOTION: A motion was made by Commissioner Garretson to move Item N-13 Marina Upland Construction Proposal to the front of Discussion and Possible Action. Vice Mayor Balius made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

Marina Upland Construction Proposal

Paul Carlisle, Public Works Director indicated that the contract is an associated contract from Palm Beach County for parking and drainage.

MOTION: A motion was made by Commission Garretson to approve the Marina Upland Construction Proposal. Vice Mayor Balius made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		

Vice Mayor Balius	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro	X		

Motion passed 5-0.

Request for action on a Proclamation in honor of National Public Works Week May 16-22, 2004.

MOTION: A motion was made by Vice Mayor Balius to approve the request for action on a Proclamation in honor of National Public Works Week May 16-22, 2004. Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro	X		

Motion passed 5-0.

Public Works Department Sidewalk Repair List for 2003-2004

MOTION: A motion was made by Vice Mayor Balius to approve the Public Works Department sidewalk repair list for 2003-2004. Commissioner Garretson made the second.

Roll Call Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		

Commissioner Garretson	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Mayor Castro	X		

Motion passed 5-0.

Update regarding Park Avenue Extension Project

Commissioner Longtin suggested having notices sent to the property and business owners on Park Avenue. Commissioner Longtin also suggested that a workshop be scheduled to discuss the item.

Request for action on a Proclamation in honor of National Community Development Week in Lake Park April 12-18, 2004.

The pleasure of the Commission was decline the presentation of a Proclamation in honor of National Community Development Week in Lake Park April 12-18, 2004.

Petition requesting reconsideration of enforcement of the Park Avenue Downtown District (PADD) Window Sign Code and requesting a workshop

The pleasure of the Commission was to review the code and determine if changes need to be made. Mayor Castro indicated that Code Compliance Officer Greg Durgin was given direction to enforce the code and that no one was singled out to be sited specifically.

There was general consensus among the Commission to mail letters to the business owners in the PADD. The Commission will continue discussion of the PADD Window Signage Code at the April 7, 2004 Regular Commission meeting.

Consideration of appointment of Peter Lowery to the Lake Park Retired Police Officers Trust Fund

Peter Lowery was unanimously appointed to the Lake Park Retired Police Pension Officers Trust Fund.

COMMENTS BY COMMISSION, TOWN MANAGER AND TOWN ATTORNEY

Mayor Castro

Mayor Castor publicly commended Staff, the Palm Beach County Sheriffs Office, Palm Beach County Fire and Rescue, and the Public Works Department for going over and beyond the call of duty. Mayor Castro also indicated that he would like to implement the Employee of the Month program once again. He concluded by stating that the Town needs to take action on the appearance and check the status of the progress of Park Avenue Grille work site.

Vice Mayor Balius

Vice Mayor Balias sited the need for more clips on the flagpole at the Bertha Bostrom Ball field. Vice Mayor Balias also inquired as to if the Midyear Budget Review will be in April. Town Manager Drymon responded in the positive.

Commissioner Longtin

Commissioner Longtin stated that there will be a Lake Park Community Crime Watch meeting on Saturday, March 20, 2004 at 11:00 p.m. Commissioner Longtin inquired about the removal of the signs in Lakeshore Park. She also indicated that Mr. Rick Goodsell is willing to cover the charge of the sign at the Bert "Bertha" Bostrom Ball Field.

Commissioner Otterson

Commissioner Otterson emphasized that the property values in the Town of Lake Park are continuing to rise. He indicated that his comment was in response to a comment that was made in the Weekday pertaining to the property depreciating in the Town.

Commissioner Garretson

No Comment

Town Manager Drymon

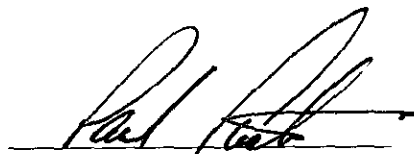
No Comment

Town Attorney Baird

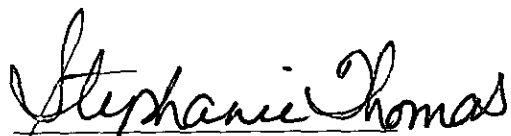
No Comment

ADJOURNMENT:

There being no further business to come before the Commission, after a motion to adjourn by Vice Mayor Balias, seconded by Commissioner Otterson, and by unanimous vote, the meeting adjourned at 10:59 p.m.



Mayor Paul Castro



Deputy Town Clerk, Stephanie Thomas

Approved on this 7th day of April 2004.



Town of Lake Park Public Comment Card

Meeting Date: _____

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: _____

H. YACOB

Address: _____

507 FLAGLER

I would like to make comments on the following AGENDA ITEM(S):

PARK AVE

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date:

3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name:

Diane Munroe

Address:

Hawthorne Dr

I would like to make comments on the following **AGENDA ITEM(S)**:

Mixed use development - Resolution 11-3-04

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3-17-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Cristina M. Catasus

Address: 102 - 6th ST -

I would like to make comments on the following AGENDA ITEM(S):

I would like to make comments on the following NON-AGENDA ITEM(S):

3 questions I would like answered
letter enclosed!

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Patricia Smith

Address: 848 Park Avenue

I would like to make comments on the following **AGENDA ITEM(S):**

X #16

I would like to make comments on the following **NON-AGENDA ITEM(S):**

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*

Public Comment



Town of Lake Park Public Comment Card

Meeting Date: 3-17-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Leif Boston

Address: 1451 Flagler Blvd LT

I would like to make comments on the following AGENDA ITEM(S):

I would like to make comments on the following NON-AGENDA ITEM(S):

spring break for kids

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: George Hill

Address: _____

I would like to make comments on the following **AGENDA ITEM(S)**:

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

LAKE PARK COMMUNITY PROGRAM

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04 Faith Bjorg

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Russ Beverstein

Address: 524 Evergreen Dr

I would like to make comments on the following AGENDA ITEM(S):

L-5 Res. 11.03.04

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Brian Marozzi

Address: 400 Greenbriar DR

I would like to make comments on the following AGENDA ITEM(S):

One Park Place

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Jane Robinson
Address: 235 E. Jasmine Drive

I would like to make comments on the following **AGENDA ITEM(S)**:

Resolution 11-03-04

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

What are we doing to capitalize on us
being a seaside town - how can we use that to our
advantage?

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND
GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR
YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



1 PARK PLACE
Town of Lake Park
Public Comment Card

ho/21/3

Meeting Date: _____

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: JOE GLISSON

Address: 850 GREENBRIAR

I would like to make comments on the following **AGENDA ITEM(S)**:

MR. AHRENS SITE PLAN

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date:

3/12/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name:

STANNA ARLINE

Intervenor

Address:

808 Greenbrier Drive

Lake Park

I would like to make comments on the following **AGENDA ITEM(S)**:

Cheris Park Ave development

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3/17/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Terrell Avline for Intravener

Address: 3205 Brentwood Way, Tallahassee, FL

I would like to make comments on the following AGENDA ITEM(S):

One Park Avenue Tax 5

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date: 3-17-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Michael Kussek
Address: 214 2nd St.

I would like to make comments on the following AGENDA ITEM(S):

ONE PARK PLACE

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date: 3/17/84

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Linda Klimecka

Address: 428 Greenbrier Dr.

I would like to make comments on the following AGENDA ITEM(S):

L-511-0304

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*

submitted March 17, 2004 *JK/2*

July 2, 2003

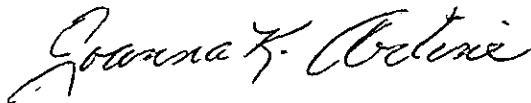
To the Commissioners of the Town of Lake Park

I am opposed to any four-storied building on Park Avenue. Such development is not compatible with the adjoining one storied single family residences and will impact negatively on their property value and quality of life. Traffic, trash, and lighting will also be a problem for neighboring owners. I am also concerned with the wall-like design of the proposed structure, which I fear will block the sunlight and southeast breezes that we love so much here in Lake Park.

The Town Hall on Park Avenue is only two stories, as is the old Post Office building! When we bought our property at 808 Greenbriar Drive, all of Park Avenue's 8th block was zoned residential single family on the north side. Allowance was made for homes with offices. Therefore a dentist built his home with office behind us. Next to Dr. Peter's was the kindergarten home and business, and then on the end of this block was an optometrist. I supported the redevelopment of Park Avenue and could support a two or three storied building if designed to be sensitive to the adjoining single family residences. The mass and height of the proposed development is not in keeping with the character of Park Avenue and is too intense to be allowed behind our houses.

The proposed ally also presents a threat to the preexisting private homes on Greenbriar Drive. The wide easement separating Park Avenue and Greenbriar was intended to be a natural buffer as well as providing service of gas, electric, telephone and sewage utilities. Years ago, a gas main pipe was broken in the center of the easement behind the house next to us and a real emergency occurred. Especially troubling is the fact that the Town of Lake Park does not now maintain ally-ways, which are as a result ugly, littered, and with broken fencing. It would be an injustice for the Town to permit another such detrimental development behind the private homes of Greenbriar Drive.

Respectfully,

A handwritten signature in cursive script, reading "Joanna K. Arline".

Joanna K. Arline
808 Greenbriar Drive
Lake Park, FL 33404
848-2850

DISCUSSION AND POSSIBLE ACTION

Ballot for Board vacancy

James Dubois was appointed first alternate to the Planning and Zoning Board.

849 Park Avenue Property

Jason Nunemaker explained that the Town has received two offers on the properties. One for \$240,000 from Richard C. Ahrens and one for \$150,000 from TCPA Properties, Inc.

Richard C. Ahrens stated that he will be willing to maintain and irrigate the property that he wants to use for drainage. He also stated that the building will look like the drawing.

Mayor Castro asked that the Town maintain sensitivity to residential areas (their privacy).

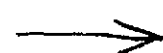
Commissioner Garretson stated that the property will be worth much more in a few years.

Motion: Vice Mayor Baljus made a motion to accept the offer of \$240,000 from Richard C. Ahrens with the following agreements;

1. Waiver of the building permit fee
 2. Allow lot "F" to be utilized for under ground storm water storage
 3. Language for a "Hold Harmless" to be added
 4. Language for irrigation, landscaping and maintenance to be added
 5. Waive the site plan application fees
 6. Reimburse the development group for the alleyway construction including power lines for any parcel not purchased by the group which would be paid only if a grant or some other subsidy was obtained; the pay back would be restricted to that amount.
 7. Allow parking off each side of the alleyway depicted on the preliminary site plan
- Seconded by Commissioner Otterson.

Vote on motion to accept the offer from Richard C. Ahrens

Name	Aye	Nay	Other
Mayor Castro	X		
Vice Mayor Baljus	X		
Commissioner Garretson	X		
Commissioner Longtin	X		



CONDITIONS

CONTRACT FOR SALE AND PURCHASE
FAR/BAR

*1 **PARTIES:** TOWN OF LAKE PARK ("Seller"),
 2 of 535 Park Avenue, Lake Park FL 33403 (Phone) _____
 *3 and PARK AVENUE, LLC ("Buyer"),
 4 of 1461 Kinetic Road, Lake Park FL 33403-1911 (Phone) 561-863-9004.
 5 hereby agree that Seller shall sell and Buyer shall buy the following described real property and personal property (collectively "Property") pursuant to the terms and conditions of this Contract
 6 for Sale and Purchase and any riders and addenda ("Contract"):

71. DESCRIPTION:

*8 (a) Legal description of the Real Property located in Palm Beach County, Florida: _____
 9 _____
 10 _____
 *11 (b) Street address, city, zip, of the Property is: 800 Block of Park Avenue, Lake Park FL 33403
 *12 (c) Personal Property: THIS PROPERTY BEING PURCHASED IN AN "AS IS" CONDITION, WITHOUT
 13 WARRANTY, EITHER EXPRESS OR IMPLIED
 14 _____

*15 **PURCHASE PRICE:** \$ 240,000.00
 16 **PAYMENT:**
 *17 (a) Deposit held in escrow by _____ (Escrow Agent) in the amount of \$ 12,000.00
 *18 (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date (see Paragraph III) in the amount of \$ _____
 *19 (c) Subject to AND assumption of existing mortgage in good standing in favor of _____
 20 _____ having an approximate present principal balance of \$ _____
 *21 (d) New mortgage financing with a Lender (see Paragraph IV) in the amount of \$ _____
 *22 (e) Purchase money mortgage and note to Seller (see rider for terms) in the amount of \$ _____
 *23 (f) Other: \$ _____
 *24 (g) Balance to close by U.S. cash or LOCALLY DRAWN cashier's or official bank check(s), subject to adjustments or prorations \$ 228,000.00

25 **III. TIME FOR ACCEPTANCE OF OFFER; EFFECTIVE DATE; FACSIMILE:** If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing
 *26 between the parties on or before November 29, 2002, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. For purposes of delivery or notice of
 27 execution, parties include Buyer and Seller or each of the respective brokers or attorneys. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller
 28 has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

29 IV. FINANCING:

*30 ☒ (a) This is a cash transaction with no contingencies for financing;
 *31 ☐ (b) This Contract is conditioned on Buyer obtaining a written loan commitment within _____ days after Effective Date for (CHECK ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☐ a
 *32 fixed or adjustable rate loan in the principal amount of \$ _____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed _____% of
 *33 principal amount, and for a term of _____ years. Buyer will make application within _____ days (5 days if left blank) after Effective Date and use reasonable diligence to obtain a loan
 34 commitment and, thereafter, to satisfy terms and conditions of the commitment and close the loan. Buyer shall pay all loan expenses. If Buyer fails to obtain a commitment or fails to waive
 35 Buyer's rights under this subparagraph within the time for obtaining a commitment or, after diligent effort, fails to meet the terms and conditions of the commitment by the closing date,
 36 then either party thereafter, by written notice to the other, may cancel this Contract and Buyer shall be refunded the deposit(s); or
 *37 ☐ (c) The existing mortgage, described in Paragraph II(c) above, has: ☐ a variable interest rate; or ☐ a fixed interest rate of _____% per annum. At time of title transfer, some fixed
 *38 interest rates are subject to increase; if increased, the rate shall not exceed _____% per annum. Seller shall furnish a statement from each mortgagee stating the principal balance,
 39 method of payment, interest rate and status of mortgage or authorize Buyer or Closing Agent to obtain the same. If Buyer has agreed to assume a mortgage which requires approval
 40 of Buyer by the mortgagee for assumption, then Buyer shall promptly obtain the necessary application and diligently complete and return it to the mortgagee. Any mortgagee charge(s),
 *41 not to exceed \$ _____ (1% of amount assumed if left blank), shall be paid by Buyer. If Buyer is not accepted by mortgagee or the requirements for assumption
 42 are not in accordance with the terms of this Contract or mortgagee makes a charge in excess of the stated amount, Seller or Buyer may rescind this Contract by written notice to the
 43 other party unless either elects to pay the increase in interest rate or excess mortgage charges.

*44 **V. TITLE EVIDENCE:** At least 15 days before closing date, (CHECK ONLY ONE): ☐ Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney; or ☒ Buyer shall at Buyer's
 *45 expense obtain (CHECK ONLY ONE): ☐ abstract of title; or ☒ title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an
 46 owner's policy of title insurance.

*47 **VI. CLOSING DATE:** This transaction shall be closed and the closing documents delivered on _____, unless modified by other provisions of this Contract.

48 **VII. RESTRICTIONS; EASEMENTS; LIMITATIONS:** Buyer shall take title subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by
 49 governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; public
 50 utility easements of record (easements are to be located contiguous to real property lines and not more than 10 feet in width as to the easement).

**ADDENDUM TO
CONTRACT FOR SALE AND PURCHASE**

SELLER: TOWN OF LAKE PARK
BUYER: PARK AVENUE, LLC
LEGAL: SEE ATTACHED EXHIBIT "A"

The parties agree to the following specific addendum provisions:

1. Pursuant to Board motion and vote accepting the offer of Richard C. Ahrens, the Town agrees to the following conditions:
 - A. Waiver of the building permit fee.
 - B. To grant a perpetual easement on Lot F to be utilized for underground storm water storage with Buyer and successors in title to hold the Town harmless for any loss or damage arising out of the use of the ground storm water storage easement right. Purchase and any successors in title will also agree to landscape, maintain and irrigate the parcel known as Lot F, which is graphically depicted on the Schedule attached.
 - C. The Town of Lake Park will waive site plan application fees.
 - D. The Town of Lake Park will reimburse the development group for the alley way construction, including power lines for any parcel not purchased by the group which will be paid only if a grant or some other subsidy is obtained; the payback would be restricted to that amount.
 - E. The Town shall allow parking on each side of the alley way depicted on the preliminary site plan presented with the offer and reviewed at the meeting where the offer was approved.
 - F; Buyer agrees to accept all improvements in their "as is" condition without warranty, either express or implied, and pursuant to the offer shall demolish existing structures.
2. \$240,000.00 is a net sales price to Seller. Buyer shall pay for title insurance, and all

related costs to title transfer and mortgage financing, including documentary stamps on deed and mortgage, intangible tax on mortgage and recording fees.

3. Attached is copy of a set of Town of Lake Park commission meeting minutes dated October 16, 2002, approving this transaction.

IN WITNESS WHEREOF, the parties hereto sign this addendum to a Contract for Sale and Purchase, to more fully express the terms of the transaction.

SELLER:

BUYER:

THE TOWN OF LAKE PARK

PARK AVENUE, LLC

By: _____

By: _____

Richard C. Ahrens, Managing
Partner

Ballot

Board Member Appointment
Commission Meeting of
March 17, 2004

BARRETTSON

Mayor/Commissioner

The following position is vacant:

Regular Member of the Lake Park Police Officers' Trust Fund

Peter Lowery is applying for appointment as a regular member to the
Lake Park Police Officers' Trust Fund

Shall

Peter Lower be appointed as a regular board member of the Lake Park Police
Officers' Trust Fund?

Yes X

No

Ballot

Board Member Appointment
Commission Meeting of
March 17, 2004

Longtin
Mayor/Commissioner

The following position is vacant:

Regular Member of the Lake Park Police Officers' Trust Fund

Peter Lower is applying for appointment as a regular member to the
Lake Park Police Officers' Trust Fund

Shall

Peter Lower be appointed as a regular board member of the Lake Park Police
Officers' Trust Fund?

Yes

☒

No

☐

and tell him
Thank you!

Ballot

Board Member Appointment
Commission Meeting of
March 17, 2004

Bill Otterson
Mayor/Commissioner

The following position is vacant:

Regular Member of the Lake Park Police Officers' Trust Fund

Peter Lower is applying for appointment as a regular member to the
Lake Park Police Officers' Trust Fund

Shall

Peter Lower be appointed as a regular board member of the Lake Park Police
Officers' Trust Fund?

Yes ✓

No

Ballot

Board Member Appointment
Commission Meeting of
March 17, 2004

BALUS
Mayor/Commissioner

The following position is vacant:

Regular Member of the Lake Park Police Officers' Trust Fund

Peter Lower is applying for appointment as a regular member to the
Lake Park Police Officers' Trust Fund

Shall

Peter Lower be appointed as a regular board member of the Lake Park Police
Officers' Trust Fund?

Yes ✓

No

Ballot

Board Member Appointment
Commission Meeting of
March 17, 2004



Mayor/Commissioner

The following position is vacant:

Regular Member of the Lake Park Police Officers' Trust Fund

Peter Lower is applying for appointment as a regular member to the
Lake Park Police Officers' Trust Fund

Shall

Peter Lower be appointed as a regular board member of the Lake Park Police
Officers' Trust Fund?

Yes 

No _____



Town of Lake Park Public Comment Card

Meeting Date: 3/3/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: RICHARD C. ANDREWS

Address: 1461 KINETIC RD

I would like to make comments on the following **AGENDA ITEM(S)**:

ORDINANCE NO. 07-2004

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



Town of Lake Park Public Comment Card

Meeting Date: 3-3-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Elizabeth Wooten + Charles Wooten

Address: 1439 FLADLEN BLVD

I would like to make comments on the following **AGENDA ITEM(S)**:

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

WE WANT TO SET THE RECORD STRAIGHT
ON REGARDS STOLEN CARS + DEAD BODIES FOUND AT THE

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND JUNKYARD
GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR
YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.

Mayor
CASTRO

All Town Officials



Town of Lake Park Public Comment Card

②

Go n Bless America Meeting Date: 3/3/2004

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Rose Lynn Samuels PH # 856-0754
Address: 211 20th St Ilex Drive Lake Park, FL 33483

I would like to make comments on the following AGENDA ITEM(S):

Kelsey Park Picnic - Sunday - 10 AM Day-Dark
March 7, 2004 - DEBATE of Candidates

I would like to make comments on the following NON-AGENDA ITEM(S):

An Annual Event
As others An Old-fashioned Townspeople's Picnic Parade of Candidates
Small Towns

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND
GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR
YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 3/3/05

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: _____

Address: _____

I would like to make comments on the following **AGENDA ITEM(S)**:

Resolution 11-02-04

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.

3/8
Hank



Town of Lake Park Public Comment Card

Meeting Date: 3/03/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Joe GLISSON

Address: 850 GREENBRIAR

I would like to make comments on the following **AGENDA ITEM(S):**

QUASI-JUDICIAL "RESOLUTION" 11-02-04"

I would like to make comments on the following **NON-AGENDA ITEM(S):**

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*



TOWN of LAKE PARK TOWN COMMISSION

Meeting Date: March 17, 2004
Date Prepared: January 27, 2004
Revised: March 10, 2004

SUBJECT/AGENDA ITEM

One Park Place Mixed Use Development

A request by One Park Ave, LLC (the Applicant) for a Conditional Use and Site Plan Approval to allow for the development of approval of a project consisting of 25,926 square-feet of restaurant/retail space with 47 seats for outdoor dining, 24,232 square-feet of office space, 68,408 square-feet of residential (54 units) and 4,589 square-feet of ancillary space on 1.69 acres site (the Site). The proposed structure is approximately 45 feet in height (measured from ground to roof slab) and approximately 588 feet long. The site is located at the Northeast corner of the intersection of Park Avenue and 9th Street, within the Park Avenue Downtown Zoning District (PADD).

The Town Commission previously heard this project on February 4, 2004. Since that time the applicant has made significant changes to the site plan in compliance with Town Land Development Regulations and Town Commission recommendations. Specifically the applicant has made the following modifications:

Previous Site Plan	Revised Site Plan
Building Height = Approx. 65 feet	Building Height = Approx. 45 feet (per code)
Northern Landscape Buffer Width = 7 feet	Northern Landscape Buffer Width = 20 feet
Residential Units = 66 units	Residential Units = 54
Retail/Restaurant Sq. Ft. = 30,300 SF	Retail/ Restaurant Sq. Ft. = 25, 926 SF
Office Sq. Ft. = 30,000 SF	Office Sq. Ft. = 24,232 SF
Ancillary Space = 22,510 SF	Ancillary Space = 4,589 SF
Parking = 191 spaces provided	Parking = 177 spaces provided

PUBLIC COMMENT SUMMARY:

Please see attached letters.

BACKGROUND:

The 1.69-acre subject site is located within the PADD District, which promotes downtown development and redevelopment offering a mixture of retail, personal service, commercial, office and residential uses. (32-50(1)c) On October 16th 2002 the Town of Lake Park Town Commission approved the sale of lots 24 thru 35 and lots 39 thru 42,

which constitutes a portion of the site. The applicant acquired the remaining portion of the site in May of 2003.

Contract between the Applicant and the Town provided for the following:

- Waiver of the site plan application and building permit fees
- To grant a perpetual easement of Lot F to be utilized as underground storm water storage.
- The Town will reimburse the development group for the alleyway construction, including power lines.
- The Town shall permit parking on each side of the alleyway.

In June of 2003, the Applicant initiated a pre-application meeting with Staff to discuss the proposed project. The staff expressed concerns about the compatibility of the building given the adjacent single-family residential use. It was also noted that the site development plans were not consistent with the Town's LDR's. In August of 2003 the Applicant submitted the site development plans for review. Several iterations of the plans have been made in an attempt to meet the Town's LDR's.

LAND USE AND ZONING:

Since the property is located within PADD, development on the site is subject to the supplemental regulations established in the PADD Zoning Regulations. The Applicant is also required to request approval of a Conditional Use because the proposed new construction is greater than 2,500 square-feet and in excess of 25 feet in height. (Section 32-50(11))

The PADD contains supplemental regulations that are more restrictive in terms of architecture and design, the PADD permits the Town Commission to grant waivers, or a relaxation in the property development regulations or other numeric or dimensional standards, including setbacks, lot coverage, height, etc. Waivers may be granted by the Town Commission only upon a showing of a hardship or unique circumstance by the Applicant. The Applicant has requested four (4) waivers from the district regulations of the PADD.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Staff finds that the proposed development is consistent with the overall intent of the goals, objectives and policies of the Future Land Use Element of the Town's Comprehensive Plan. The following policies are specifically cited to highlight the overall inconsistency of the proposed project with the Town's Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.4.e: Maximum building height shall be governed by district regulations in the Town Zoning Code and be based upon consistency with development trends in the vicinity and compatibility with neighboring non-commercial land uses.

The proposed structure is approximately 45 feet in height measured from the ground level to the base slab of the 4th story. The Town's Zoning Code Table 32-50-3 Property Development Regulations permits the "lesser of 4 stories or 45 feet".

Staff still has compatibility concerns with the proposed scale and intensity of this project adjacent to a low-density single-family residential neighborhood.

CONSISTENCY WITH THE PARK AVENUE DOWNTOWN DISTRICT

"It is the purpose and intent of the Park Avenue Downtown District to provide for the following:

- A. Urban development which is reflective of early master plans for a neighborhood and community commercial;
- B. Buildings and structures of a human scale which in conjunction with public investments, help to create a sense of place;
- C. Downtown Development and redevelopment which offer a mixture of retail, personal service, commercial, office, and residential uses;
- D. A pedestrian-oriented development pattern;
- E. Concentration of certain types of uses, including live performances theatres, restaurants, arts, and crafts, etc., which will attract both residents and non-residents for specialty shopping and entertainment;
- F. Attracting a variety of uses which will serve the needs of residents and non-residents;
- G. Zoning Regulations, consistent with the Town of Lake Park Comprehensive Plan, which support the reestablishment and redevelopment of an urban center
- H. Limitations of certain uses which do not support or enhance the pedestrian nature of the area;
- I. Uses offering goods and services that will attract both Town residents and visitors from outside the town, and
- J. Uses offering goods and services that will possess a family orientation.

The Applicant's revised site development plan is more consistent with the PADD District regulations and does incorporate many of the standards established by the PADD Zoning District. However, the applicant is still requesting a residential density that exceeds the PADD district regulations. The increase in density is listed as one of the applicant's requested waiver, which may only be approved by the Town Commission.

The permitted residential density on this site yields 26 units, and the applicant is proposing 54 dwelling units. Staff still believes the intensity of the proposed development is incompatible with the neighboring single-family residential homes.

Should the Town Commission, deny the waiver request, it should be noted that the PADD does not have a floor area limitation for retail or offices uses, and the applicant could potentially develop site, up to four stories, with commercial uses, further increasing the development intensity on this site.

CONCURRENCY:

The Applicant has submitted a traffic analysis, and staff has found that the traffic impact study satisfies Palm Beach County Traffic Performance Standards; and Palm Beach County Traffic Division has confirmed that traffic concurrency exists.

The Applicant has also met Palm Beach County Fire-Rescue and Seacoast requirements for providing adequate water flow to the building in the event of a fire. Both Seacoast and Palm Beach County Fire-Rescue have noted that they will require detailed plans depicting the proposed modifications to the existing infrastructure at time of permit review.

Please note that the applicant is seeking either tax relief or repayment of 50% of the cost of construction to make these necessary improvements. Attached within the back-up materials and attached hereto is a letter dated February 25, 2004 from Mr. Don Boitnott outlining this request.

PROJECT DETAILS:

Building Site

The Applicant proposes to construct 25,926 square-feet of restaurant/retail space with 47 seats for outdoor dining, 24,232 square-feet of office space, 68,408 square-feet of residential (54 units) and 4,589 square-feet of ancillary space on 1.69 acres. The 45 foot high building will be located at the northeast corner of Park Avenue and 9th Street. The proposed building stretches the length of the block between 9th and 8th street along the north side of Park Avenue. There are no proposed building breaks. The Applicant is proposing a multi-level parking garage in the rear of the building, facing the residential neighborhood, and is requesting a waiver for zero side setbacks. Separating the proposed building from the single-family residential neighborhood is an alleyway that the developer will construct and utilize for the proposed parking.

As stated the site is within the Park Avenue Downtown Zoning District. The site has a future land-use designation of Mixed Residential/Professional. Surrounding the property to the North is a single-family residential neighborhood with a Residential Low Density (5.81 units per acre) Land Use Designation and an underlying R1A Single-Family Zoning District designation. East, South, and West of the property is a mixture of residential and commercial uses within the PADD that also have a Mixed Residential/Professional Land Use Designation

Site Access

Site access is from 8th and 9th street via the alleyway. In addition, the proposed internal parking structure is accessed from 9th street via a gated driveway. The proposed two-way driveway connection on the west side of the site, accessing parking on the second floor, is located approximately 90 feet north of the intersection of Park Avenue and 9th Street, and only 30 feet south of the apparent two-way alley immediately north of the building. Per the Town's Code of Ordinances, the distance between driveways along collector streets shall be a minimum of 200 feet. As a result, the Applicant must revise the proposed access connection location accordingly. Please note that the proposed street connection shall be permitted by the Town's building director, and can be

approved for distances less than the minimum at his/her discretion. Staff does not feel comfortable reducing this requirement, as this will create an unsafe situation.

In addition, the four (4) westernmost parking spaces on the south side of the alley north of the building are situated such that motorists parked in those spaces have limited sight distance of vehicles entering the alley from the west. Also, motorists entering the site from the west have a lack of safe sight distance to adequately perceive and react to the actions of a parked vehicle internal to the site in those four spaces. As proposed, the configuration presents a clear traffic safety concern for the public. The Applicant should eliminate these spaces and implement a gradual transition curve at the throat of the alley's connection to 9th Street to improve internal sight distance and safe traffic flow.

It appears that the alley north of the building will have gated-entry at the connection to 8th Street and 9th Street. In addition, gated-entry also appears to be provided at the ramp connection to 9th Street, approximately 80 feet north of Park Avenue. The Applicant has indicated that the gated entry will only be functional between 12:00 AM and 6:00 AM each day. Staff concurs with the Applicant that a vehicular queuing study is unnecessary to evaluate conditions given this operational timeframe due to the relatively minor amount of traffic volume entering or exiting the site. However, Staff recommends that the gate include entry and exit features that permit drivers destined to the site within these hours (such as early arriving or late departing employees) to access the site. These features may or may not include keypad entry whose code can be restricted to only those individuals who may require access to the site from 12:00 AM to 6:00 AM.

Signage

The proposed signage is consistent with the standards established by the PADD.

Landscaping/Buffering

Overall the proposed landscaping meets the minimum standards of the code. If approved by the Planning and Zoning Board and Town Commission, Staff reserves the opportunity to recommend certain conditions to ensure consistency with the intent of the landscape code in perpetuity.

Phasing

According to the applicant, the proposed project will be built in one phase.

Drainage

Staff is in receipt of a Drainage Statement signed and sealed by Stuart H. Cunningham, PE. The Applicant is proposing a combination of dry retention for surface storage and water quality enhancement, with exfiltration trenches, and a legal and positive outfall into the existing drainage inlet at the southeast corner of 9th Street and Greenbriar. It should be noted that the applicant is proposing to utilize the Lot F, located north of the site for off-site retention, as stipulated by the sale agreement. Additional detailed drainage plans need to be submitted to the Town at the time of permit. Please see the conditions of approval for more detail.

Parking

The Applicant is proposing 177 spaces utilizing both the alleyway and proposed parking garage. The Applicant has also requested a waiver to decrease the minimum parking stall width from 10 feet to 9 feet.

Waivers

The Applicant has requested the following 3 waivers from Section 32-50 of the Town's Land Development Code:

Code Section	Required	Provided	Waiver	Recommendation
Section 32-50 Table 32-50-3 Setback Dimensions	5 feet (Corner)	0 feet	5 feet	Approve
Section 32-50-15-f (Table 32-50-6 Parking Stall Dimensions)	10 feet	9 feet	1 foot	Approve
Section 32-50 Table 32-50-3 Residential Density	15.78 units/acre 26 units	33 units/acre 54 units	+17.34 units/acre +28 units	Deny

Staff is supportive of the waiver to reduce the side (corner) setback from 5 feet, as it is the intent of the PADD to allow property owners to build the maximum extent of the property boundaries. The sight visibility at each corner does not appear to be an issue. Additionally, Staff recommends approval of reduced parking stall widths. Staff does not feel the reduction will cause any hardship and the request is consistent with the flexible standards for parking established in the PADD. It should be noted an overall parking deficiency exists and the Applicant must address this deficiency in order to be in compliance with the Town's Code.

Regarding the requested waivers, Staff cannot recommend approval of the proposed waiver increasing the density of this proposed project, as approval may set a precedent and proliferate increased densities for all future development along Park Avenue. Although the Mixed Residential/Professional Future Land Use Designation does not designate a density for this particular land use, the highest density established by the Comprehensive Plan for any residential district is only 20 units per acre. The Applicant has proposed a density of 33 units per acre.

Attached hereto is the applicant's justification for the Town Commissions review with respect to all the waiver request.

P&Z RECOMMENDATION:

At the January 5, 2004 Planning and Zoning Board Meeting the Board members approved the site plan, and approved the waiver to reduce the side-setback and reduce the parking stall widths in a 3-1 vote. The Planning and Zoning Board noted that the only reason the recommendation came forward, as presented, was because the Board was unable to reach a consensus, as the discussion on this project lasted over 3 hours. The size and density of this project was discussed at length.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed project based on the findings in this report. Staff agrees that this is a magnificent structure and would add to the redevelopment of the downtown, however Staff is still concerned that this project is too intense a project for this location.

Terrell K. Arline

3205 Brentwood Way · Tallahassee, FL 32309

(850) 894-4722 (850) 894-2755 fax

web site: www.terrellkarlineattorney.com

e-mail: Terrell@terrellkarlineattorney.com

WORK EXPERIENCE:

TERRELL K. ARLINE, ATTORNEY AT LAW. TALLAHASSEE, FLORIDA. REPRESENTS PRIVATE AND GOVERNMENTAL CLIENTS. OPERATE A STATEWIDE PRACTICE WITH CONCENTRATION IN LAND USE, ENVIRONMENTAL, AND ADMINISTRATIVE LAW. APPEARS BEFORE ALL TRIAL AND APPELLATE COURTS, VARIOUS STATE AND LOCAL AGENCIES, THE DIVISION OF ADMINISTRATIVE HEARINGS, AND LOCAL GOVERNMENTS.

1000 FRIENDS OF FLORIDA, INC. TALLAHASSEE, FLORIDA. REPRESENTED 1000 FRIENDS OF FLORIDA ON LAND USE, ENVIRONMENTAL, AND ADMINISTRATIVE LAW MATTERS BEFORE STATE TRIAL AND APPELLATE COURTS AND THE DIVISION OF ADMINISTRATIVE HEARINGS. ASSISTED LOCAL GOVERNMENTS AND PRIVATE CLIENTS ON A VARIETY OF LAND USE AND ENVIRONMENTAL ISSUES. 1996-2002.

DEPARTMENT OF COMMUNITY AFFAIRS. TALLAHASSEE, FLORIDA. REPRESENTED THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE ADMINISTRATION COMMISSION ON ISSUES REGARDING COMPREHENSIVE PLANNING, DEVELOPMENTS OF REGIONAL IMPACT AND THE AREAS OF CRITICAL STATE CONCERN PROGRAM. 1993-1996.

TERRELL K. ARLINE, P.A. PALM BEACH GARDENS, FLORIDA. REPRESENTED PRIVATE CLIENTS ON A VARIETY OF MATTERS, INCLUDING ENVIRONMENTAL PERMITTING, LAND USE, ZONING, PROFESSIONAL REGULATION, ELECTIONS, CONSUMER, REAL PROPERTY, CONSTRUCTION DEFECTS, MECHANICS' LIEN, CONTRACTS AND GENERAL COMMERCIAL PRACTICE. 1983-1992.

ADJUNCT PROFESSOR. FLORIDA STATE UNIVERSITY, URBAN & REGIONAL PLANNING DEPARTMENT. TEACH GRADUATE LEVEL COURSES ON PROPERTY RIGHTS, ENVIRONMENTAL LAW, AND LAND USE LAW. 1996 TO THE PRESENT.

EDUCATION:

LEGAL EDUCATION

UNIVERSITY OF FLORIDA, HOLLAND LAW CENTER

Gainesville, Florida.

Juris Doctor. 6/80

Dean's list, Environmental Law Society, First Graduate of the Joint Degree Program.

GRADUATE EDUCATION

UNIVERSITY OF FLORIDA, DEPARTMENT OF URBAN AND REGIONAL PLANNING, Gainesville, Florida.

Masters of Arts in Urban and Regional Planning. 12/80

Dean's list, Drafted Portions of Jefferson County Comprehensive Plan.

UNDERGRADUATE EDUCATION

UNIVERSITY OF GEORGIA, Athens, Georgia

FLORIDA ATLANTIC UNIVERSITY, Boca Raton, Florida.

Bachelors of Arts in History. 6/76.

Dean's list, Member Historical Society

BAR MEMBERSHIP:

Florida Bar Association; Environmental and Land Use Law Section; Administrative Law Section; Federal Trial Bar, Southern District Florida.

PUBLICATIONS:

Energy Conservation Through Regulation: A Manual For Local Governments, Center for Governmental Responsibility (1980). Energy Law in Florida, Center for Governmental Responsibility (1980). "The consistency mandate of the Local Government Comprehensive Planning Act," Florida Bar Journal, (10/81). "Zoning for Energy Conservation," Florida Environmental and Urban Issues, FAU-FIU, Joint Center (1982). "Zoning for Energy Conservation: The Legal Issues," Florida Environmental and Urban Issues, FAU-FIU, Joint Center (1982). "A Citizen's Standing to Sue in Environmental and Land Use Cases," Florida Bar Journal (1981). "Local Government Plan Consistency and Citizen Standing," Journal of Land Use and Environmental Law, Florida State University, Vol.1, No.2 (1985), "Exceptions to Recommended Orders," Florida Bar Journal (10/94); contributing author to Community Planning, Department of Community Affairs and the Environmental and Land Use Law Reporter, The Florida Bar; A New Type of Leadership: Empowering Citizens to Shape Their Own Communities, 1000 Friends of Florida (1997). The Link Between Comprehensive Planning and Environmental Permitting, The Florida Bar. (1998). Land Use Law Case Update, The Florida Bar (2000). Standing, Comprehensive Planning and DRIs, The Florida Bar (2000). Legislative Update. The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/01). Legislative Update, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/02).

GUEST LECTURER:

Environmental Enforcement Litigation, "State Statutory Private Remedies: The use of Section 120.69." The Florida Bar Continuing Legal Education Committee and Environmental and Land Use Law Section, (12/85). Land Use: Boom or Bust, The Florida Bar Continuing Legal Education Committee and Environmental and Land Use Law Section, (4/88). Handling Cases Before Local Governments: A Formula for Success, "Hybrid Decisions: Developer Agreements, Annexation, DRIs, Governmental Projects," The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/91). Florida's Environmental Problems in a Conch Shell, Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (5/93). Program coordinator. Ecosystem Management in Florida: New Directions for Planning and Regulation, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/94). The Interrelationship of Chapters 380 and 163 in the Green Swamp Area of Critical State Concern, University of Florida, College of Law, Professor John Mills, (11/94). Living Within Our Means: the Process and Substance of Sustainable Development, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/96). Public Interest Group Representation in Administrative Law Cases, The Florida Bar Continuing Legal Education and Administrative Law Section, (4/96). "Integrating Local Land Use, Water Management, and Environmental Protection," 1996 FLERA Annual Conference, June 20, 1996. Legal Update, 1996 Florida Planning & Zoning Association Annual Conference, November 14, 1996. Workshop on Florida Bay, Center for Governmental Responsibility, October 2-3, 1996. Florida 2020: New Directions for Environmental and Land Use Law, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/97). Nuts and Bolts of Citizen Enforcement of Growth Management Act. The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/98). Land Use Law Update, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (4/97). Urban Sprawl: Is Smart Growth the Answer? Urban Land Institute. (11/99). A Potpourri of Legal Issues for the Local Government Attorney: Special Exceptions, Conditional Uses, Use Variances and Contract Zoning. The Florida Bar Continuing Legal Education and Environmental and Land Use Law (5/02). Legislative Update. Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/01). Legislative Update, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/02).

GOVERNMENTAL CLIENTS:

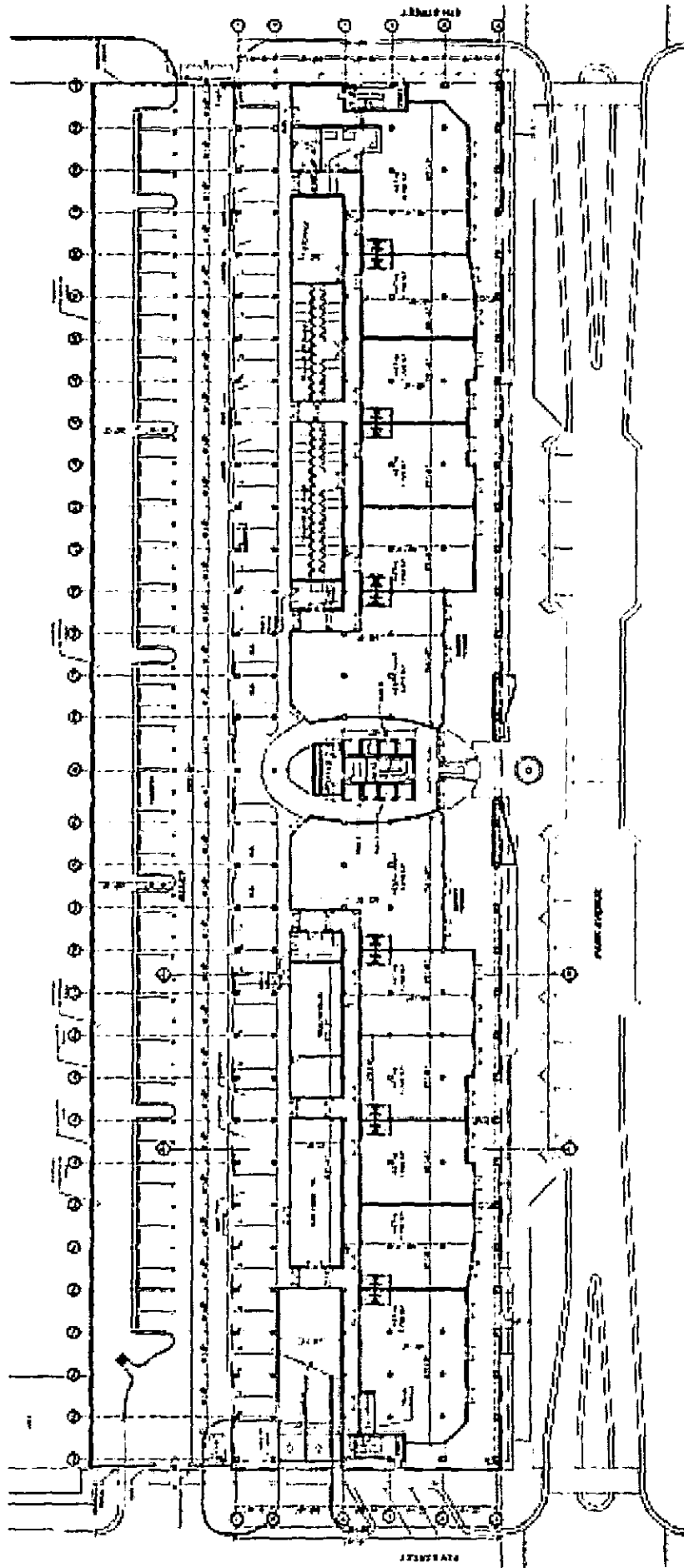
ALACHUA COUNTY. ISSUE: COMPREHENSIVE PLAN AMENDMENT CHALLENGE
BAY COUNTY. ISSUE: TRANSFERABLE DEVELOPMENT RIGHTS
CITY OF MIDWAY: DEVELOPMENT OF REGIONAL IMPACT CHALLENGE
MONROE COUNTY: PREPARATION OF SPECIAL MASTER ORDINANCE

REFERENCES

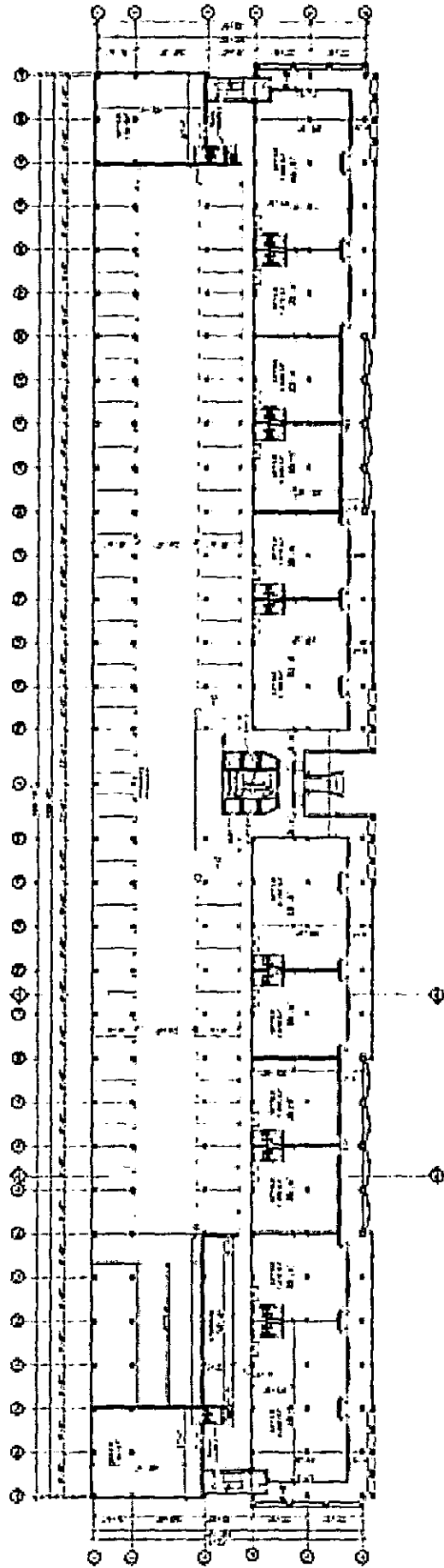
Judge Rosemary Barkett
United States Court of Appeals
99 N.E. 4th Avenue
Miami, FL 33132
(305) 536-7335

Thomas G. Pelham, Esquire
909 Park Avenue
Tallahassee, FL 32314
(850) 222-5984

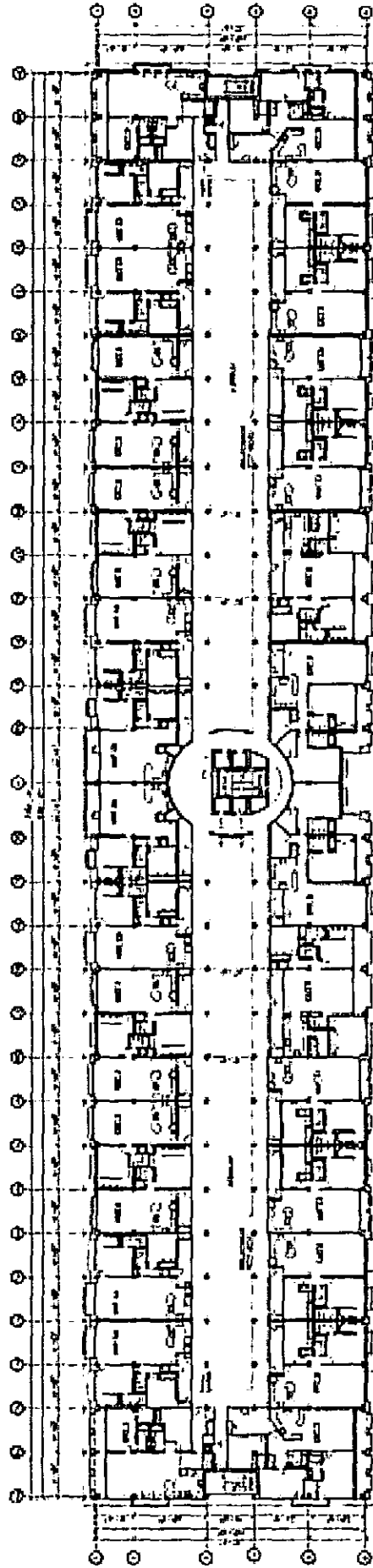
LIST OF REPORTED CASES AND WRITING SAMPLES. AVAILABLE UPON REQUEST.



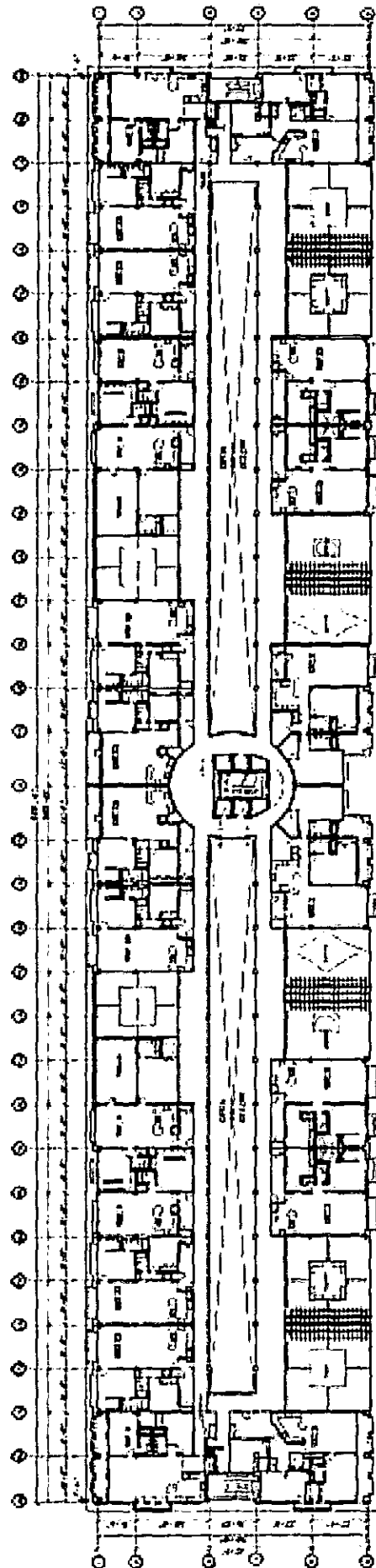
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Ground Floor Plan



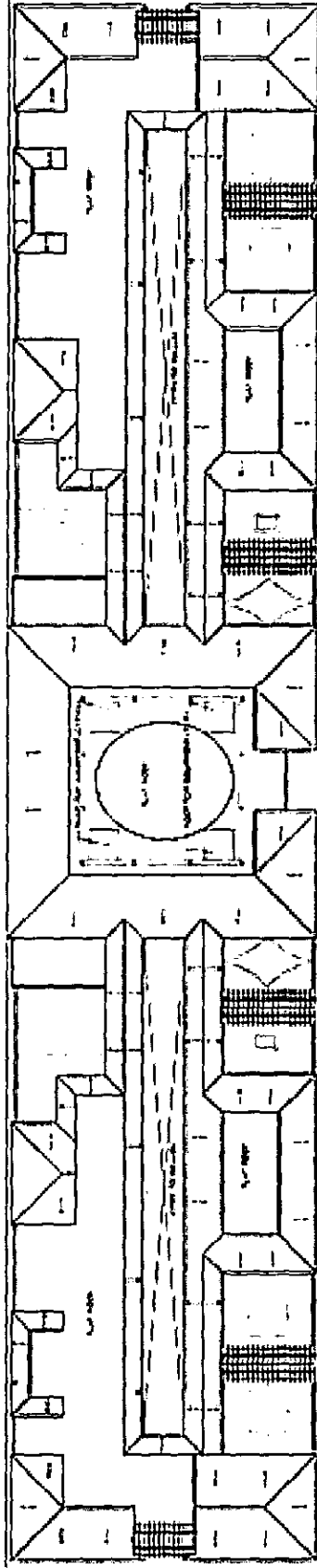
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Second Floor Plan



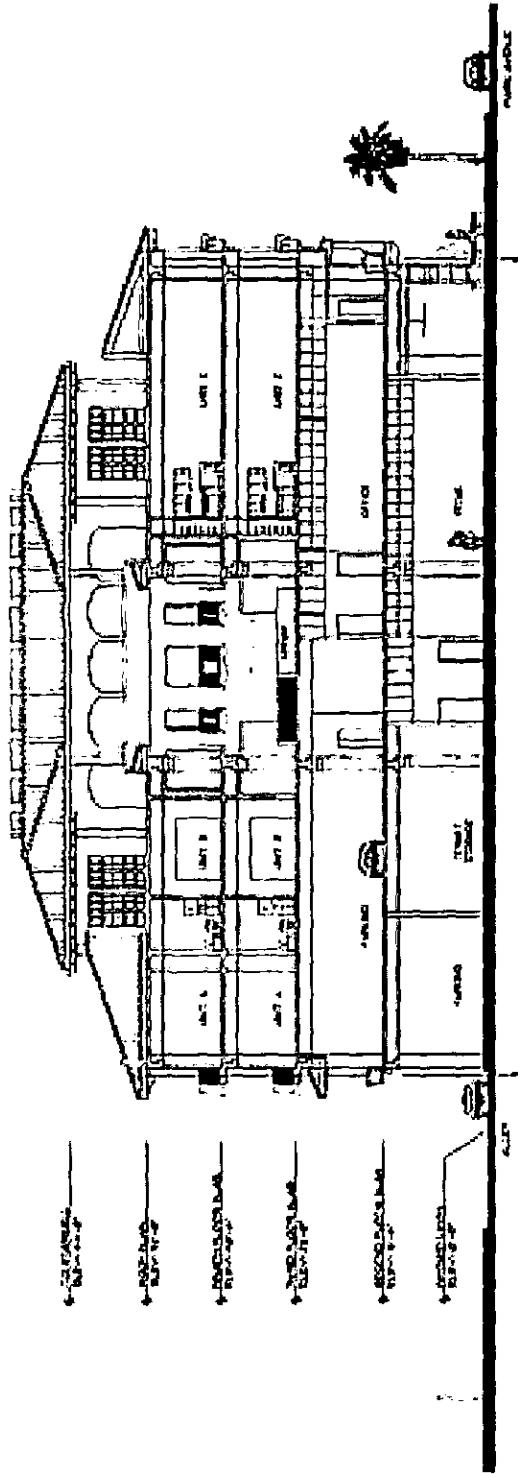
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Third Floor Plan



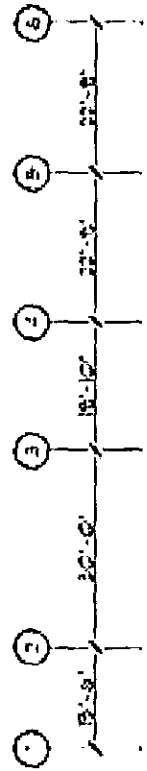
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Fourth Floor Plan



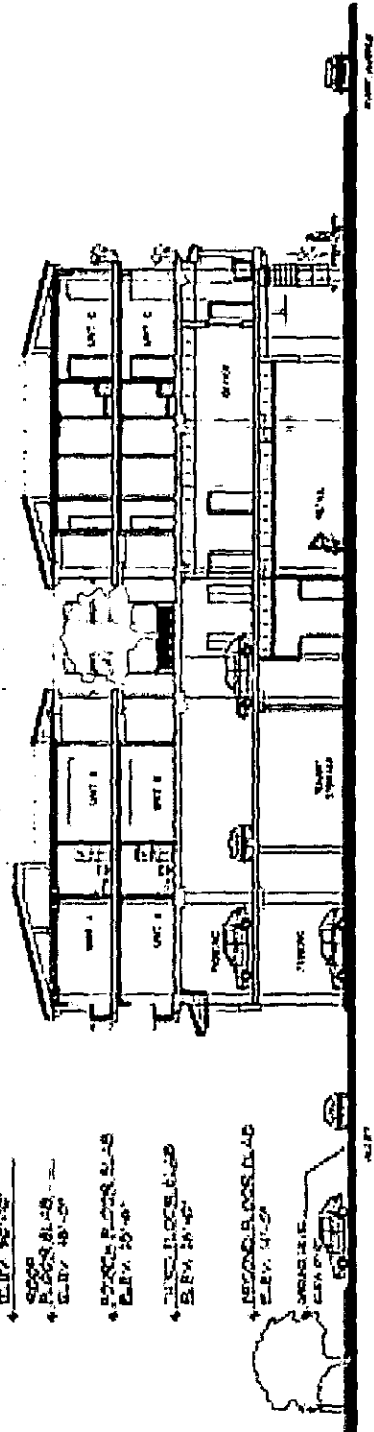
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Roof Plan



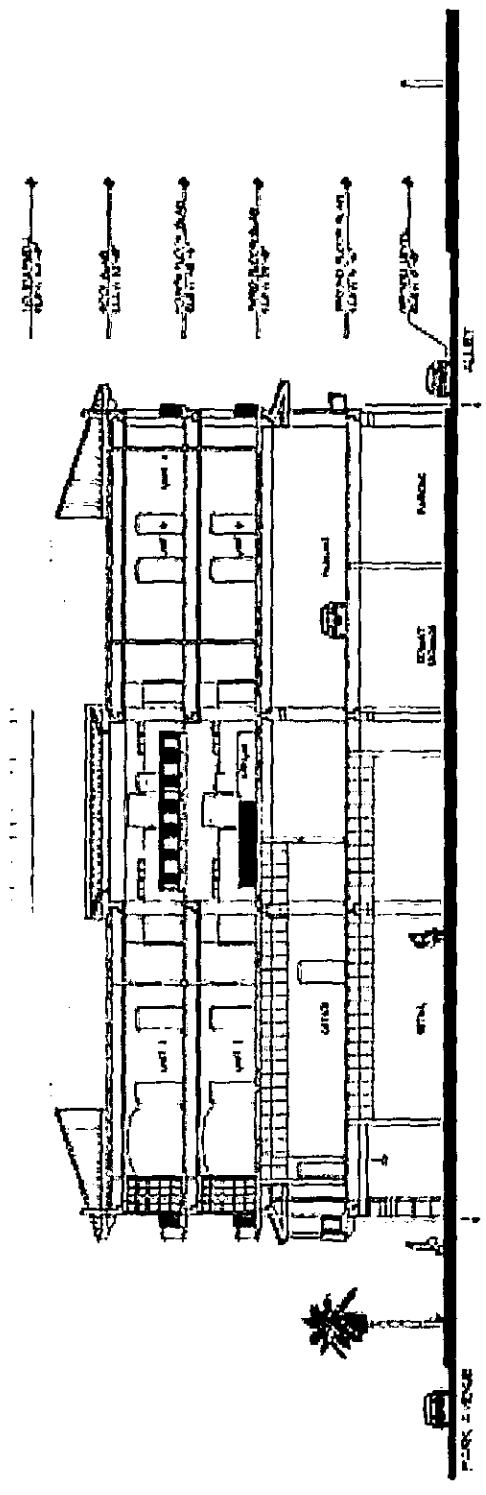
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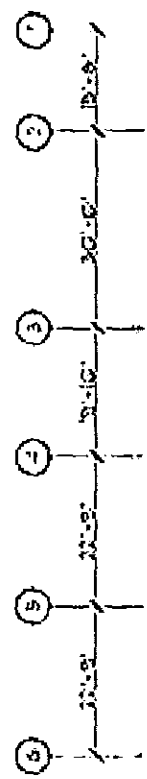
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ELEV. 30'-0"
- ROOF
ELEV. 28'-0"
- SECOND FLOOR SLAB
ELEV. 18'-0"
- THIRD FLOOR SLAB
ELEV. 15'-0"
- FOURTH FLOOR SLAB
ELEV. 12'-0"
- FIFTH FLOOR SLAB
ELEV. 9'-0"



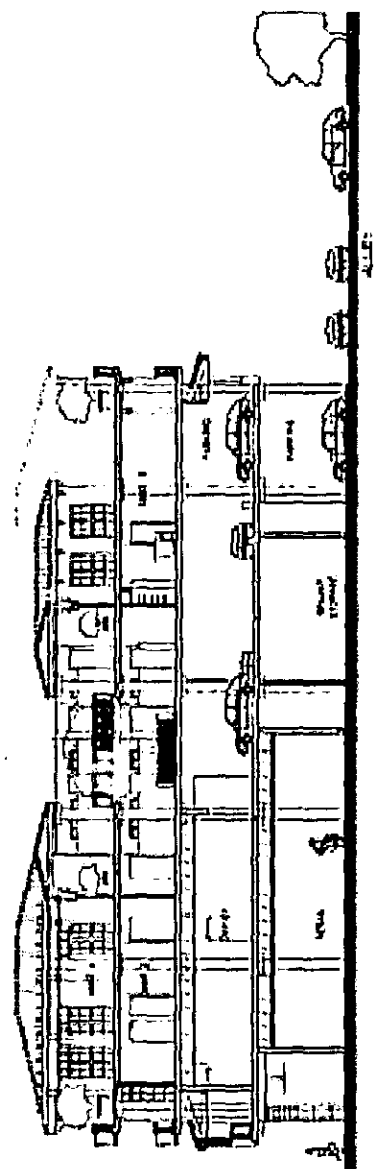
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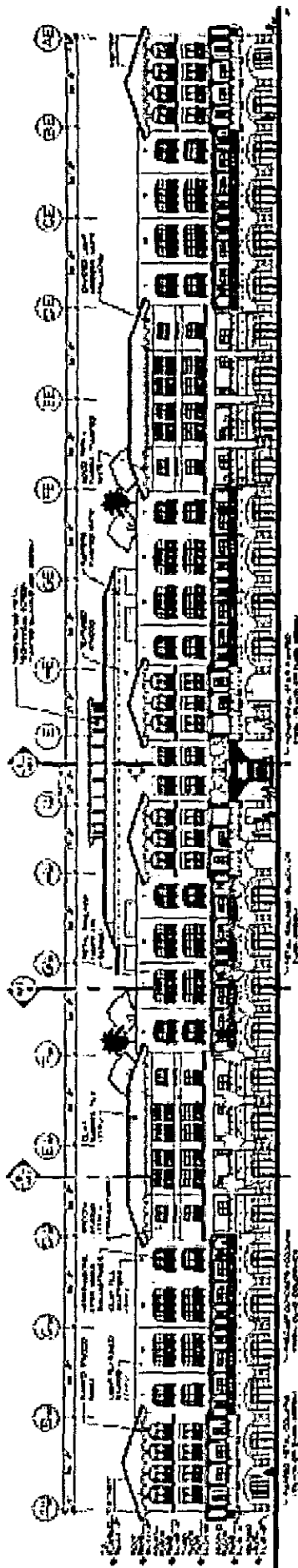
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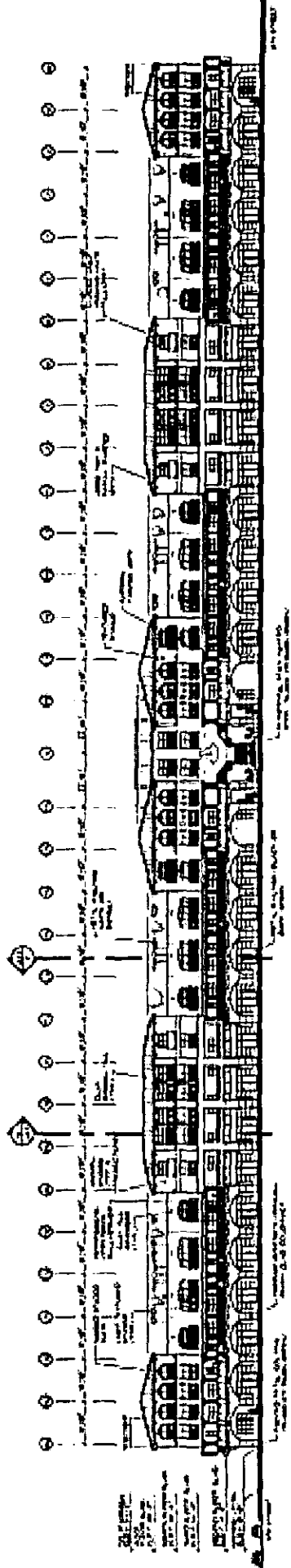
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ELEV 30'-0"
- ROOF
FLOOR SLAB
ELEV 28'-0"
- SECOND FLOOR SLAB
ELEV 25'-0"
- THIRD FLOOR SLAB
ELEV 22'-0"
- FOURTH FLOOR SLAB
ELEV 19'-0"
- FIFTH FLOOR
ELEV 16'-0"
- SIXTH FLOOR
ELEV 13'-0"



Current Design

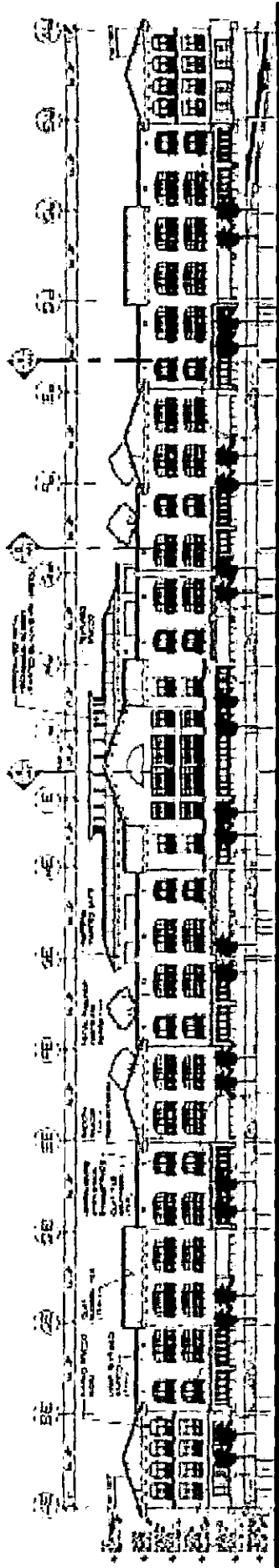


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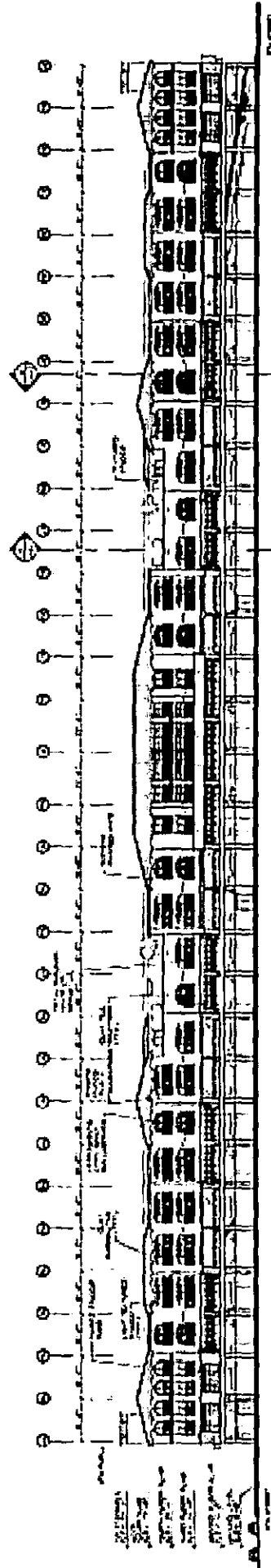


Current Design

ONE PARK PLACE
South Elevation

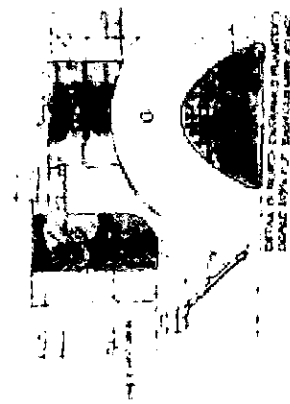
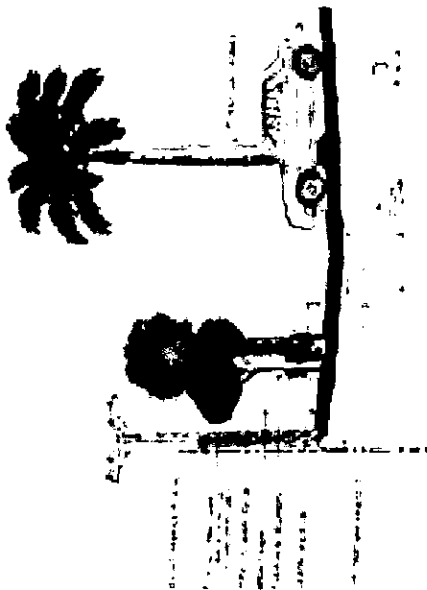


Previous Design



Current Design

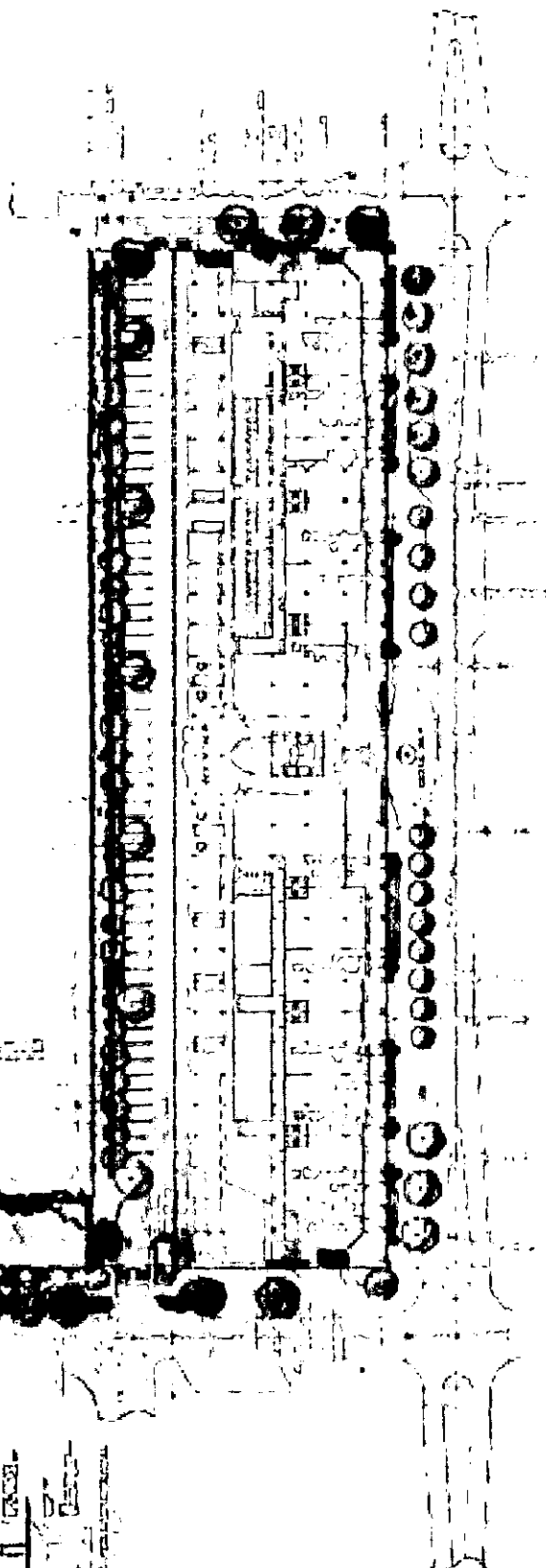
ONE PARK PLACE
North Elevation



LANDSCAPE ARCHITECTURE

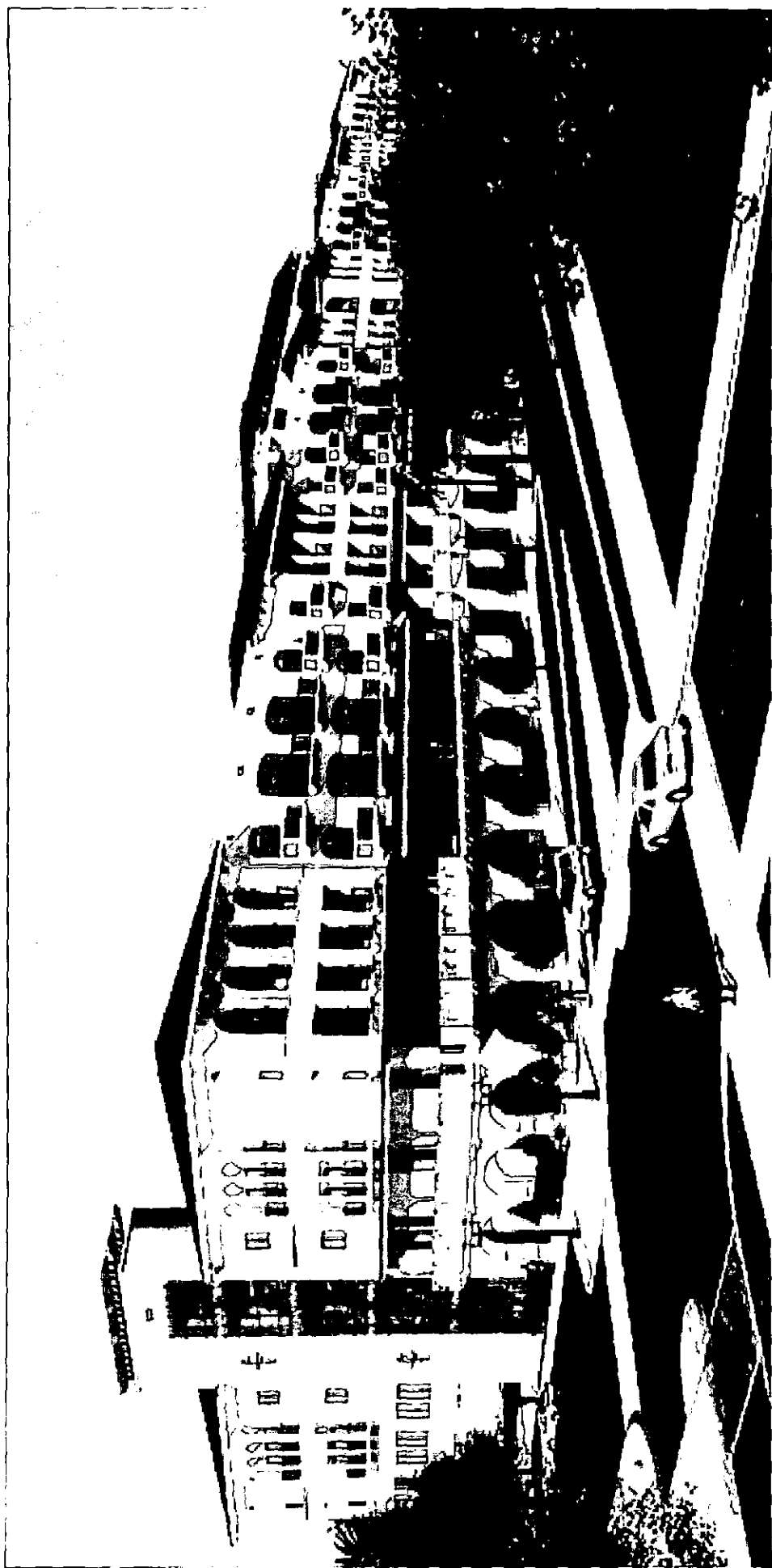
PAUL H. HARRIS

LANDSCAPE ARCHITECTURE



ONE PARK PLACE
 BOCA RATON, FLORIDA
 LANDSCAPE PLAN-GROUND FLOOR
 SCALE: 1/8" = 1'-0"

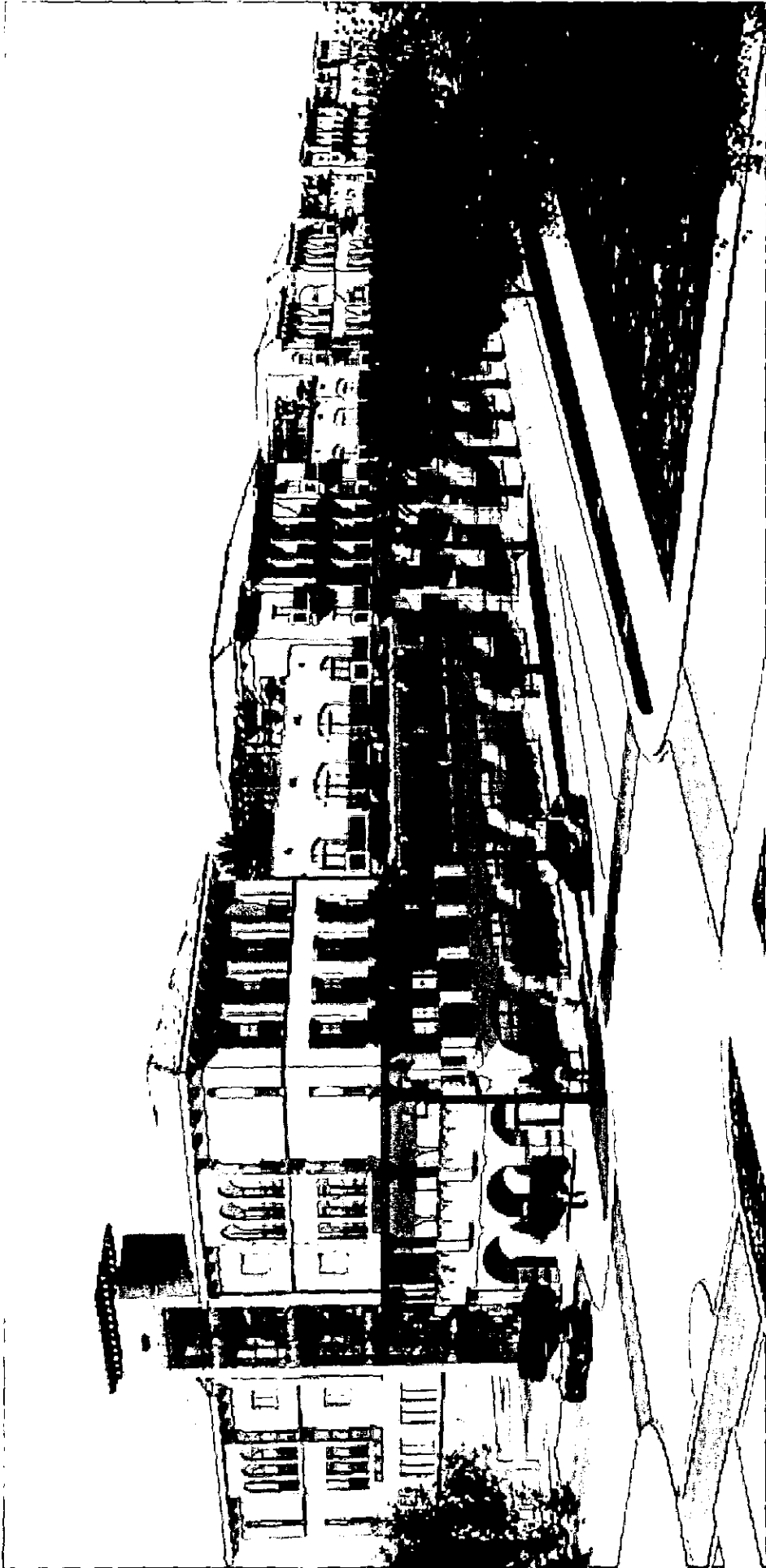
B LANDSCAPE ARCHITECTURE
 PAUL H. HARRIS
 1200 N.W. 10th Avenue
 Boca Raton, Florida 33432



Previous Design

ONE PARK PLACE

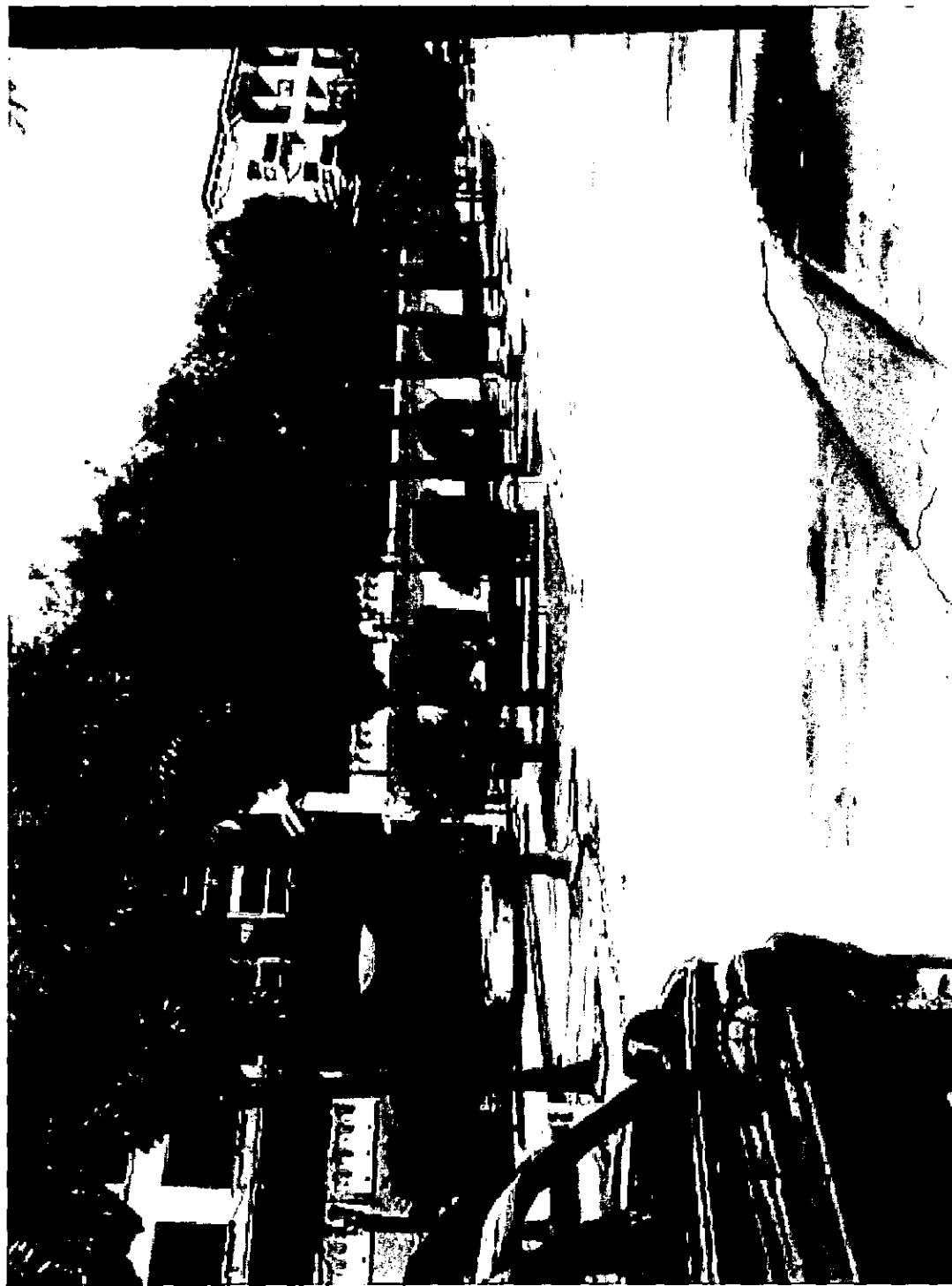
Lake Park, Florida



Current Design

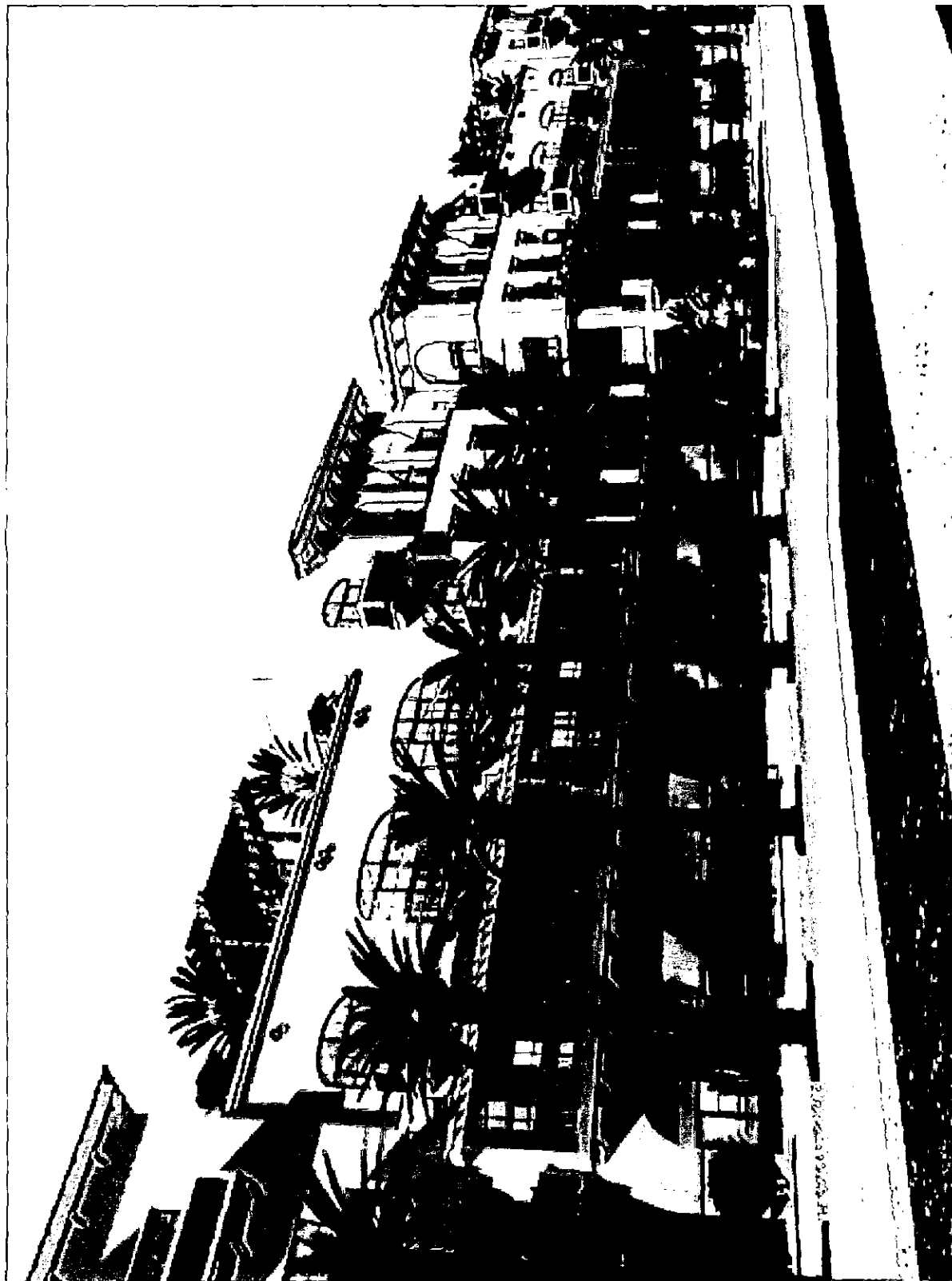
ONE PARK PLACE

Lake Park, Florida



ONE PARK PLACE

Lake Park, Florida



ONE PARK PLACE

Lake Park, Florida

March 15, 2004

Town of Lake Park
535 Park Avenue
Lake Park, Fl 33403

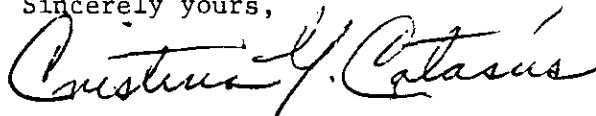
Att: Town Manager, Mr. Doug Drymon,
Mayor Paul W. Castro,
Vice Mayor G. Chuck Balias,
Commissioner Paul Garretson,
Commissioner Bill Otterson,
Commissioner Jeanine Longtin

I would like answers to these questions in writing.

1. Rental of the Mirror Ballroom normally costs \$300.00 for 5 Hours.
How much is the dance group paying when they have less than 10 persons attending? A contract agreement is normally signed, to include cleaning of Ballroom after each use.
2. How are late fees of Flea Markets, Festivals, Events, etc. shown as moneys received from these events ?
3. What are the duties of the Administrative Services Dept. ?

Thanking you in advance, I remain,

Sincerely yours,



Ms Cristina G. Catasus
102 6th Street, Apt #2,
Lake Park, Florida 33403